

| Budget Worksheet   |           |           |           |           |           |           |           |           |           |           |           |           |            |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| Property = Parkside Place,Book = Cash,Start Month = 01/2025,Duration = 12 months |           |           |           |           |           |           |           |           |           |           |           |           |            |
| PARKSIDE PLACE, LLC  |           |           |           |           |           |           |           |           |           |           |           |           |            |
| Account  | January   | February  | March     | April     | May       | June      | July      | August    | September | October   | November  | December  | Row        |
| Name   |           |           |           |           |           |           |           |           |           |           |           |           | Total      |
| GPR Income   |           |           |           |           |           |           |           |           |           |           |           |           |            |
| 36 1 Bed @ \$1,025/unit  | 36,900.00 | 36,900.00 | 36,900.00 | 36,900.00 | 36,900.00 | 36,900.00 | 36,900.00 | 36,900.00 | 36,900.00 | 36,900.00 | 36,900.00 | 36,900.00 | 442,800.00 |
| Commercial - 201, 202  | 3,803.00  | 3,803.00  | 3,803.00  | 3,803.00  | 3,803.00  | 3,803.00  | 3,803.00  | 3,803.00  | 3,803.00  | 3,803.00  | 3,803.00  | 3,803.00  | 45,636.00  |
| CAM  | 786.19    | 786.19    | 786.19    | 786.19    | 786.19    | 786.19    | 786.19    | 786.19    | 786.19    | 786.19    | 786.19    | 786.19    | 9,434.28   |
| Net Income   | 41,489.19 | 41,489.19 | 41,489.19 | 41,489.19 | 41,489.19 | 41,489.19 | 41,489.19 | 41,489.19 | 41,489.19 | 41,489.19 | 41,489.19 | 41,489.19 | 497,870.28 |
| Less Apartment Vacancies   | 6,150.00  | 3,075.00  | 1,025.00  | 1,025.00  | 1,025.00  | 1,025.00  | 1,025.00  | 1,025.00  | 1,025.00  | 1,025.00  | 1,025.00  | 1,025.00  | 19,475.00  |
| Less Incentives  | 770.00    | 1,795.00  | 1,795.00  | 1,675.00  | 650.00    | 250.00    | 150.00    | 50.00     | 50.00     | 0.00      | 0.00      | 0.00      | 7,185.00   |
|  | 34,569.19 | 36,619.19 | 38,669.19 | 38,789.19 | 39,814.19 | 40,214.19 | 40,314.19 | 40,414.19 | 40,414.19 | 40,464.19 | 40,464.19 | 40,464.19 | 471,210.28 |
| Other Income   |           |           |           |           |           |           |           |           |           |           |           |           |            |
| Non-refundable Pet Fees  | 0.00      | 112.50    | 112.50    | 112.50    | 112.50    | 112.50    | 112.50    | 112.50    | 112.50    | 112.50    | 112.50    | 112.50    | 1,237.50   |
| NSF Fees   | 0.00      | 18.00     | 18.00     | 18.00     | 18.00     | 18.00     | 18.00     | 18.00     | 18.00     | 18.00     | 18.00     | 18.00     | 198.00     |
| Re-Rental Charges  | 0.00      | 0.00      | 180.00    | 180.00    | 180.00    | 180.00    | 180.00    | 180.00    | 180.00    | 180.00    | 180.00    | 180.00    | 1,800.00   |
| Other Income   | 0.00      | 25.00     | 25.00     | 25.00     | 25.00     | 25.00     | 25.00     | 25.00     | 25.00     | 25.00     | 25.00     | 25.00     | 275.00     |
| Net of Other Income  | 0.00      | 155.50    | 335.50    | 335.50    | 335.50    | 335.50    | 335.50    | 335.50    | 335.50    | 335.50    | 335.50    | 335.50    | 3,510.50   |
| Total Income   | 34,569.19 | 36,774.69 | 39,004.69 | 39,124.69 | 40,149.69 | 40,549.69 | 40,649.69 | 40,749.69 | 40,749.69 | 40,799.69 | 40,799.69 | 40,799.69 | 474,720.78 |
| Expenses   |           |           |           |           |           |           |           |           |           |           |           |           |            |
| Maintenance Expenses   |           |           |           |           |           |           |           |           |           |           |           |           |            |
| Maintenance Staff Costs  | 500.00    | 300.00    | 300.00    | 300.00    | 350.00    | 350.00    | 350.00    | 350.00    | 350.00    | 350.00    | 300.00    | 300.00    | 4,100.00   |
| Caretaker/Resident Manager   | 300.00    | 300.00    | 300.00    | 300.00    | 300.00    | 300.00    | 300.00    | 300.00    | 300.00    | 300.00    | 300.00    | 300.00    | 3,600.00   |
| Repairs / Maintenance  | 550.00    | 600.00    | 600.00    | 600.00    | 600.00    | 600.00    | 600.00    | 600.00    | 600.00    | 600.00    | 550.00    | 550.00    | 7,050.00   |
| Janitorial   | 525.00    | 525.00    | 525.00    | 1,200.00  | 525.00    | 525.00    | 525.00    | 525.00    | 550.00    | 550.00    | 550.00    | 550.00    | 7,075.00   |
| Carpet Cleaning  | 120.00    | 120.00    | 120.00    | 1,100.00  | 120.00    | 120.00    | 120.00    | 120.00    | 120.00    | 120.00    | 120.00    | 120.00    | 2,420.00   |
| Painting / Decorating  | 160.00    | 160.00    | 160.00    | 160.00    | 160.00    | 160.00    | 160.00    | 160.00    | 160.00    | 160.00    | 160.00    | 160.00    | 1,920.00   |
| Plumbing   | 100.00    | 100.00    | 100.00    | 100.00    | 100.00    | 100.00    | 100.00    | 100.00    | 100.00    | 100.00    | 100.00    | 100.00    | 1,200.00   |
| Electrical / Fire Protection   | 50.00     | 575.00    | 1,050.00  | 50.00     | 50.00     | 50.00     | 550.00    | 50.00     | 50.00     | 50.00     | 25.00     | 250.00    | 2,800.00   |
| HVAC   | 75.00     | 75.00     | 75.00     | 75.00     | 75.00     | 75.00     | 75.00     | 75.00     | 75.00     | 75.00     | 75.00     | 75.00     | 900.00     |
| Elevator   | 25.00     | 25.00     | 480.00    | 25.00     | 25.00     | 480.00    | 25.00     | 25.00     | 480.00    | 25.00     | 25.00     | 480.00    | 2,120.00   |
| Flooring   | 180.00    | 180.00    | 180.00    | 180.00    | 180.00    | 180.00    | 180.00    | 180.00    | 180.00    | 180.00    | 180.00    | 180.00    | 2,160.00   |
| Appliances/Laundry   | 100.00    | 100.00    | 100.00    | 100.00    | 750.00    | 750.00    | 750.00    | 750.00    | 100.00    | 100.00    | 100.00    | 100.00    | 3,800.00   |
| Extermination  | 20.00     | 20.00     | 20.00     | 20.00     | 20.00     | 20.00     | 20.00     | 20.00     | 20.00     | 20.00     | 20.00     | 20.00     | 240.00     |
| Snow Removal   | 250.00    | 250.00    | 185.00    | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 185.00    | 250.00    | 1,120.00   |
| Less Resident Chargebacks  | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 3,000.00   |
| Total Maintenance Expenses   | 3,205.00  | 3,580.00  | 4,445.00  | 4,460.00  | 3,505.00  | 3,960.00  | 4,005.00  | 3,505.00  | 3,335.00  | 2,880.00  | 2,940.00  | 3,685.00  | 37,505.00  |
| Admin/Utility Expenses   |           |           |           |           |           |           |           |           |           |           |           |           |            |
| Offsite office rent  | 1,312.50  | 1,312.50  | 1,312.50  | 1,312.50  | 1,312.50  | 1,312.50  | 1,312.50  | 1,312.50  | 1,312.50  | 1,312.50  | 1,312.50  | 1,312.50  | 15,750.00  |
| Offsite office utilities   | 125.00    | 125.00    | 125.00    | 125.00    | 125.00    | 125.00    | 125.00    | 125.00    | 125.00    | 125.00    | 125.00    | 125.00    | 1,500.00   |
| Offsite office equipment/supplies  | 95.50     | 95.50     | 95.50     | 95.50     | 95.50     | 95.50     | 95.50     | 95.50     | 95.50     | 95.50     | 95.50     | 95.50     | 1,146.00   |
| Advertising / Marketing  | 345.00    | 345.00    | 345.00    | 345.00    | 345.00    | 345.00    | 345.00    | 345.00    | 345.00    | 345.00    | 345.00    | 345.00    | 4,140.00   |
| Lease Commissions  | 200.00    | 600.00    | 400.00    | 200.00    | 200.00    | 400.00    | 400.00    | 200.00    | 200.00    | 200.00    | 200.00    | 200.00    | 3,400.00   |
| Professional Fees  | 0.00      | 40.00     | 40.00     | 40.00     | 40.00     | 40.00     | 40.00     | 40.00     | 40.00     | 40.00     | 40.00     | 120.00    | 520.00     |
| Bank Fees/ACH Fees   | 35.00     | 35.00     | 35.00     | 35.00     | 35.00     | 35.00     | 35.00     | 35.00     | 35.00     | 35.00     | 35.00     | 35.00     | 420.00     |
| Internet & Telephone Costs/Service   | 285.00    | 285.00    | 285.00    | 285.00    | 285.00    | 285.00    | 285.00    | 285.00    | 285.00    | 285.00    | 285.00    | 285.00    | 3,420.00   |
| Property Management 5% Collected   | 1,728.46  | 1,838.73  | 1,950.23  | 1,956.23  | 2,007.48  | 2,027.48  | 2,032.48  | 2,037.48  | 2,039.98  | 2,039.98  | 2,039.98  | 2,039.98  | 23,736.04  |
| Real Estate Taxes/Escrow   | 3,950.00  | 3,950.00  | 3,950.00  | 3,950.00  | 3,950.00  | 3,950.00  | 3,950.00  | 3,950.00  | 3,950.00  | 3,950.00  | 3,950.00  | 3,950.00  | 47,400.00  |
| CAM Reimburse  | -29.21    | -89.60    | -137.18   | -30.69    | -18.31    | -11.65    | -53.69    | -12.48    | -29.55    | -29.76    | -51.40    | -90.54    | -584.07    |
| Property Insurance   | 1,700.00  | 1,700.00  | 1,700.00  | 1,700.00  | 1,700.00  | 1,700.00  | 1,700.00  | 1,700.00  | 1,870.00  | 1,870.00  | 1,870.00  | 1,870.00  | 21,080.00  |
| Electricity - Apts   | 600.00    | 400.00    | 130.00    | 100.00    | 100.00    | 50.00     | 50.00     | 50.00     | 50.00     | 100.00    | 100.00    | 150.00    | 1,880.00   |
| Electricity - Building   | 700.00    | 750.00    | 800.00    | 700.00    | 500.00    | 400.00    | 400.00    | 400.00    | 400.00    | 400.00    | 500.00    | 600.00    | 6,550.00   |
| Natural Gas - Building   | 250.00    | 250.00    | 250.00    | 200.00    | 200.00    | 200.00    | 200.00    | 200.00    | 200.00    | 200.00    | 200.00    | 250.00    | 2,600.00   |
| Water & Sewer  | 1,565.00  | 1,565.00  | 1,565.00  | 1,565.00  | 1,565.00  | 1,565.00  | 1,565.00  | 1,565.00  | 1,580.00  | 1,580.00  | 1,580.00  | 1,580.00  | 18,825.00  |
| Garbage Removal  | 210.00    | 210.00    | 210.00    | 210.00    | 210.00    | 210.00    | 210.00    | 210.00    | 215.00    | 215.00    | 215.00    | 215.00    | 2,540.00   |
| Total Admin & Utility Exp.   | 13,072.25 | 13,412.13 | 13,056.05 | 12,788.54 | 12,652.18 | 12,728.84 | 12,691.79 | 12,538.00 | 12,695.94 | 12,763.23 | 12,841.58 | 13,082.45 | 154,322.97 |
| Total Operating Expenses   | 16,277.25 | 16,992.13 | 17,501.05 | 17,248.54 | 16,157.18 | 16,688.84 | 16,696.79 | 16,043.00 | 16,030.94 | 15,643.23 | 15,781.58 | 16,767.45 | 191,827.97 |
| Net Operating Income   | 18,291.94 | 19,782.56 | 21,503.64 | 21,876.15 | 23,992.51 | 23,860.85 | 23,952.90 | 24,706.69 | 24,718.75 | 25,156.46 | 25,018.11 | 24,032.24 | 282,892.81 |
| Other Expenses   |           |           |           |           |           |           |           |           |           |           |           |           |            |
| US Court Trustee 0.4%  | 165.96    | 165.96    | 165.96    | 165.96    | 165.96    | 165.96    | 165.96    | 165.96    | 165.96    | 165.96    | 165.96    | 165.96    | 1,991.48   |
| Contingencies  | 1,475.00  | 1,475.00  | 1,475.00  | 1,475.00  | 1,475.00  | 1,475.00  | 1,475.00  | 1,475.00  | 1,475.00  | 1,475.00  | 1,475.00  | 1,475.00  | 17,700.00  |
| Misc. PM Fees  | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 3,000.00   |
| Misc. Professional Fees  | 200.00    | 200.00    | 200.00    | 200.00    | 200.00    | 200.00    | 200.00    | 200.00    | 200.00    | 200.00    | 200.00    | 200.00    | 2,400.00   |
| Manager Oversight \$45/unit  | 1,755.00  | 1,755.00  | 1,755.00  | 1,755.00  | 1,755.00  | 1,755.00  | 1,755.00  | 1,755.00  | 1,755.00  | 1,755.00  | 1,755.00  | 1,755.00  | 21,060.00  |
| Reserves Escrow/Usage  | 400.00    | 400.00    | 400.00    | 400.00    | 400.00    | 400.00    | 400.00    | 400.00    | 400.00    | 400.00    | 400.00    | 400.00    | 4,800.00   |
| Total Other Expenses   | 4,245.96  | 4,245.96  | 4,245.96  | 4,245.96  | 4,245.96  | 4,245.96  | 4,245.96  | 4,245.96  | 4,245.96  | 4,245.96  | 4,245.96  | 4,245.96  | 50,951.48  |
| Total Monthly Expenses   | 20,523.20 | 21,238.09 | 21,747.01 | 21,494.50 | 20,403.13 | 20,934.79 | 20,942.75 | 20,288.96 | 20,276.89 | 19,889.18 | 20,027.54 | 21,013.40 | 242,779.45 |
| Net Cash Flow  | 14,045.99 | 15,536.60 | 17,257.68 | 17,630.19 | 19,746.56 | 19,614.90 | 19,706.94 | 20,460.73 | 20,472.80 | 20,910.51 | 20,772.15 | 19,786.29 | 231,941.33 |